

Empire State Supportive Housing Initiative

OVERVIEW

New York State has issued a Request for Proposals (RFP) for the development and operation of 1,200 units of Supportive Housing (SH) for homeless persons with special needs. Up to \$25,000 per unit of services and operations funding will be awarded, for a total of \$300 million. This RFP is the first opportunity to receive funding under the State's new five-year commitment to build 6,000 units of permanent supportive housing for this population. The RFP is being issued by an interagency workgroup led by the Office of Mental Health (OMH). Agencies may propose to serve populations who are served by any of the following workgroup members:

- OMH;
- Department of Health (DOH), including the AIDS Institute;
- New York State Homes and Community Renewal (HCR);
- Office of Alcoholism and Substance Abuse Services (OASAS);
- Office of Children and Family Services (OCFS);
- Office for the Prevention of Domestic Violence (OPDV); and
- Office of Temporary and Disability Assistance (OTDA).

The State does not expect to award all 1,200 units through this RFP. A second RFP for the balance of this year's funds will be released, likely sometime in summer 2016.

Documents from the RFP are available [here](#). Proposals are due by July 18th. The State expects to announce awards starting September 1st.

A webinar will be held on June 14th at 10am to provide an overview of the RFP. The webinar may be accessed [here](#). Additionally, questions may be submitted to carol.swiderski@omh.ny.gov through June 21st. Answers will be posted on or about June 28th.

ELIGIBLE PROJECT FUNDING

Funds from this RFP may be used for services and operations funding only. Capital funding is not available. Eligible uses include:

- Rental subsidies and other occupancy costs;
- Costs associated with services or staff helping residents remain stably housed;
- Services or staff to identify and locate eligible individuals; or
- Core services and supports to assist eligible families (e.g., primary or behavioral health care; housing case management; counseling and crisis intervention; legal system and court assistance; employment and vocational training, etc.).

Applicants should identify eligible populations to be served, by population and by breakdown of units, and justify the need for services for this population in the proposed local community. Applicants may seek any amount up to \$25,000 per year per unit.

Funds from this RFP will only be made available for new projects or projects that are currently under development. The funds will not be issued until capital projects are completed. The State expects that

the amount of funding will be adjusted for inflation in subsequent years, subject to statutory authorization.

CAPITAL FUNDING

Applicants are expected to separately secure capital funding within six months of the award date. Otherwise, the award may be rescinded, although the workgroup may grant extensions to this limit. Awards will also be rescinded if an organization's capital funding becomes unavailable.

Capital funding may be available from HCR, OTDA, OMH, or other agencies, or through a partnership with a project developer who has secured or is securing capital funding. Specifically, the following opportunities for capital funding may be open to organizations who receive awards under this RFP:

- [HCR Multifamily Open Window RFP](#)
 - This RFP offers approximately \$70 million for “highly ready” projects, typically to be financed by tax-exempt bonds from HFA. New projects may fall under one of five programs (the New Construction Capital Program, the Supportive Housing Opportunity Program, the Public Housing Preservation Program, the Multifamily Preservation Program, and the Middle Income Housing Program).
- HCR Unified Funding Round Projects
 - This RFP will offer funding for projects through 9% Low-Income Housing Tax Credits (LIHTC), State Low Income Housing Credits (SLIHC), and other subordinate financing programs. These may include the Medicaid Redesign Team (MRT) Housing Capital Program, the HOME Program, and the Low-Income Housing Trust Fund Program (HTF), among others. The 2016 Unified Funding Round has not yet been released.
- OTDA Homeless and Housing Assistance Program (HHAP)
 - The HHAP provides capital grants and loans to not-for-profit corporations to construct housing for homeless persons, with a particular focus on special needs populations. The 2016-17 New York State Budget contains a \$63 million appropriations for the HHAP. MRT Housing funding allocated to OTDA may also be released through the HHAP. An RFP for the 2016 HHAP has not yet been released.
- OMH Predevelopment Funds
 - Projects that serve OMH populations may be eligible for predevelopment capital funds in the form of construction grants to be repaid as part of the permanent financing structure. Organizations that receive awards under this RFP will be eligible to apply to OMH for these predevelopment funds.

ELIGIBLE APPLICANTS

Applicants must be not-for-profit organizations with experience in one or more of the following:

- Housing for the homeless;
- Housing for people with an unstable housing history;
- Housing for people at risk of homelessness;
- Housing for people with health, mental health, or substance use disorders;
- Housing for young adults with significant histories of mental health, foster care, or criminal or juvenile justice involvement; or

- Providing services and supports to help people who have certain disabling conditions or life challenges which qualify them to be served under this RFP (see “Eligible Population”).

Applicants must identify and provide documentation of any partnerships or joint ventures with project developers.

ELIGIBLE POPULATION

To be eligible for supports under this RFP, individuals or families must be **all** of the below:

- Homeless;
- Identified as having an unmet housing need, as determined by a Continuum of Care (CoC), local planning entity, or through other data; and
- Identified as having one or more disabling conditions or life challenges.

For the purposes of this RFP, disabling conditions or life challenges include:

- Serious mental illness (SMI);
- Substance use disorder;
- HIV/AIDS;
- Survivors of domestic violence;
- Military service with disabilities (including other than honorable discharges);
- Chronic homelessness;
- Having left foster care in the last five years, while having been in foster care at age 16 or above;
- Being a homeless young adult (between 18 and 25 years old);
- Re-entering the community from incarceration or juvenile justice placement, particularly with a disabling condition;
- Being a frail or disabled senior; or
- Being a Medicaid Redesign Team (MRT) eligible high-cost Medicaid member.

APPLICATION SCORING

Applications will be scored on the following rubric:

- Need (35 points);
- Impact (30 points);
- Cost effectiveness/budget (30 points); and
- Readiness (5 points).

Applications must score at least 70 points to be considered.